

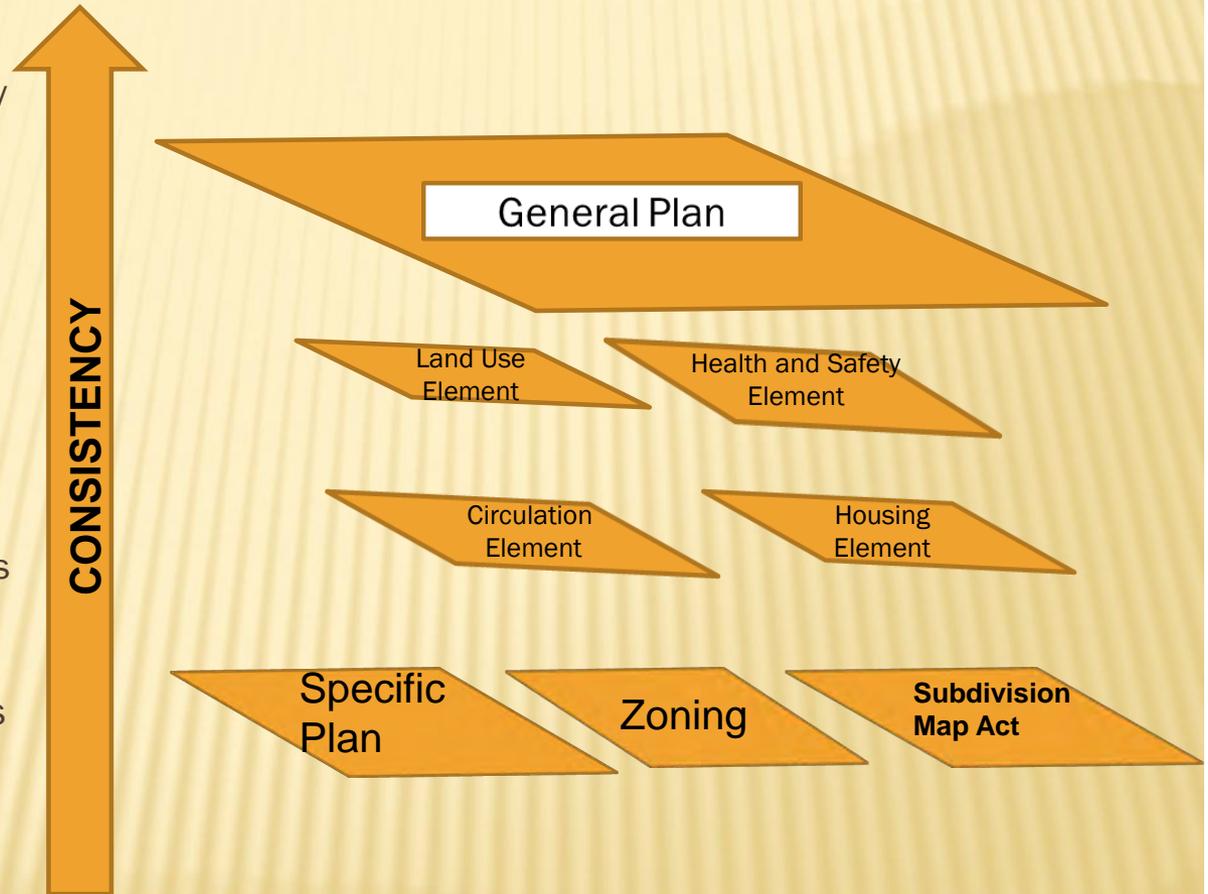


EAST RIDGE VILLAGE TENTATIVE SUBDIVISION MAP

Agenda Item No.2 June 11, 2015 Planning Commission

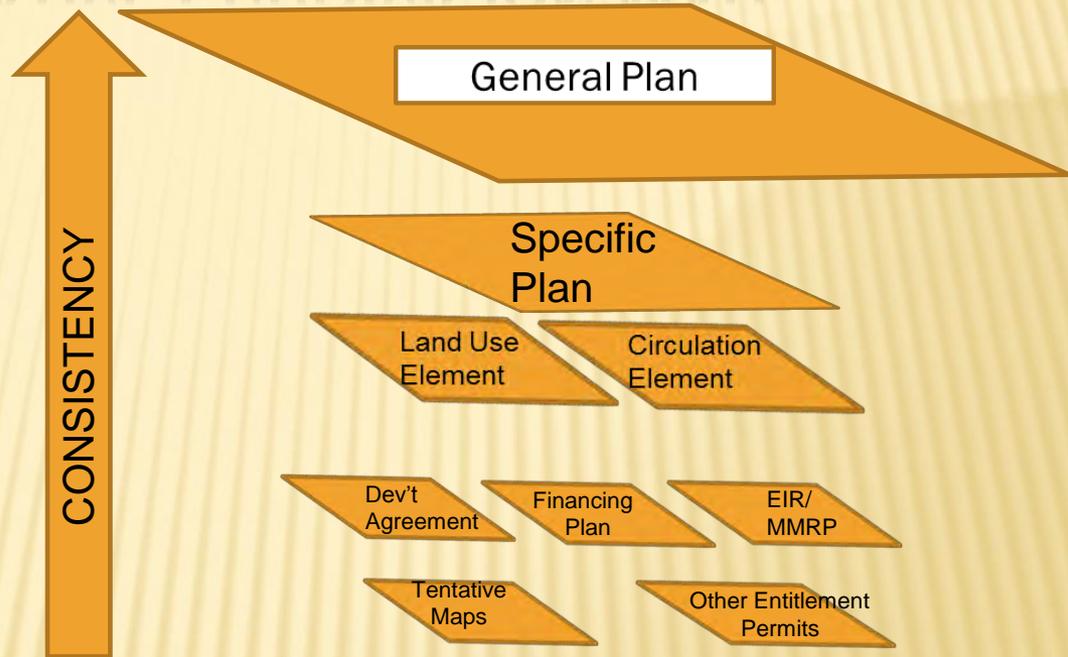
OVERVIEW: GENERAL PLAN, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP

- All Discretionary projects require Analysis for Consistency with the General Plan
- General Plan: “Constitution” for the development of a community
 - Contain policies categorized within “elements” established to meet Goals and Objectives of GP
- General Plan implemented by various tools such as Specific Plan and Zoning
- Consistency Analysis Required



OVERVIEW: GENERAL PLAN, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP

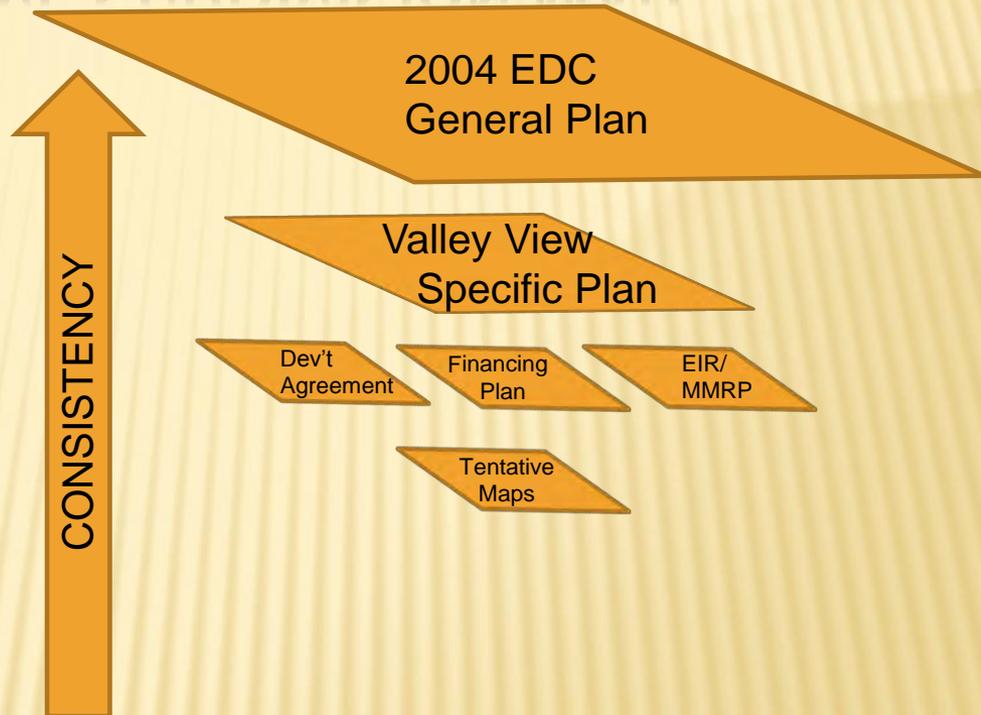
- Specific Plans:
 - A “Mini” General Plan
 - Contain specific Policies and Development Standards to implement Specific Plan
 - Defined Plan Area within jurisdiction
 - Implemented by various mechanism associated with the Specific Plan



OVERVIEW: GENERAL PLAN, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP

➤ Valley View Specific Plan:

- Approved in 1998
- Designated as “Adopted Plan” (AP) and “accepted and incorporated” by reference in current General Plan
- Assumptions, analyses, and conclusions involving the anticipated growth, environmental impacts, and required improvements Specific Plan
- Projects must conform with applicable VVSP policies to be consistent with the General Plan

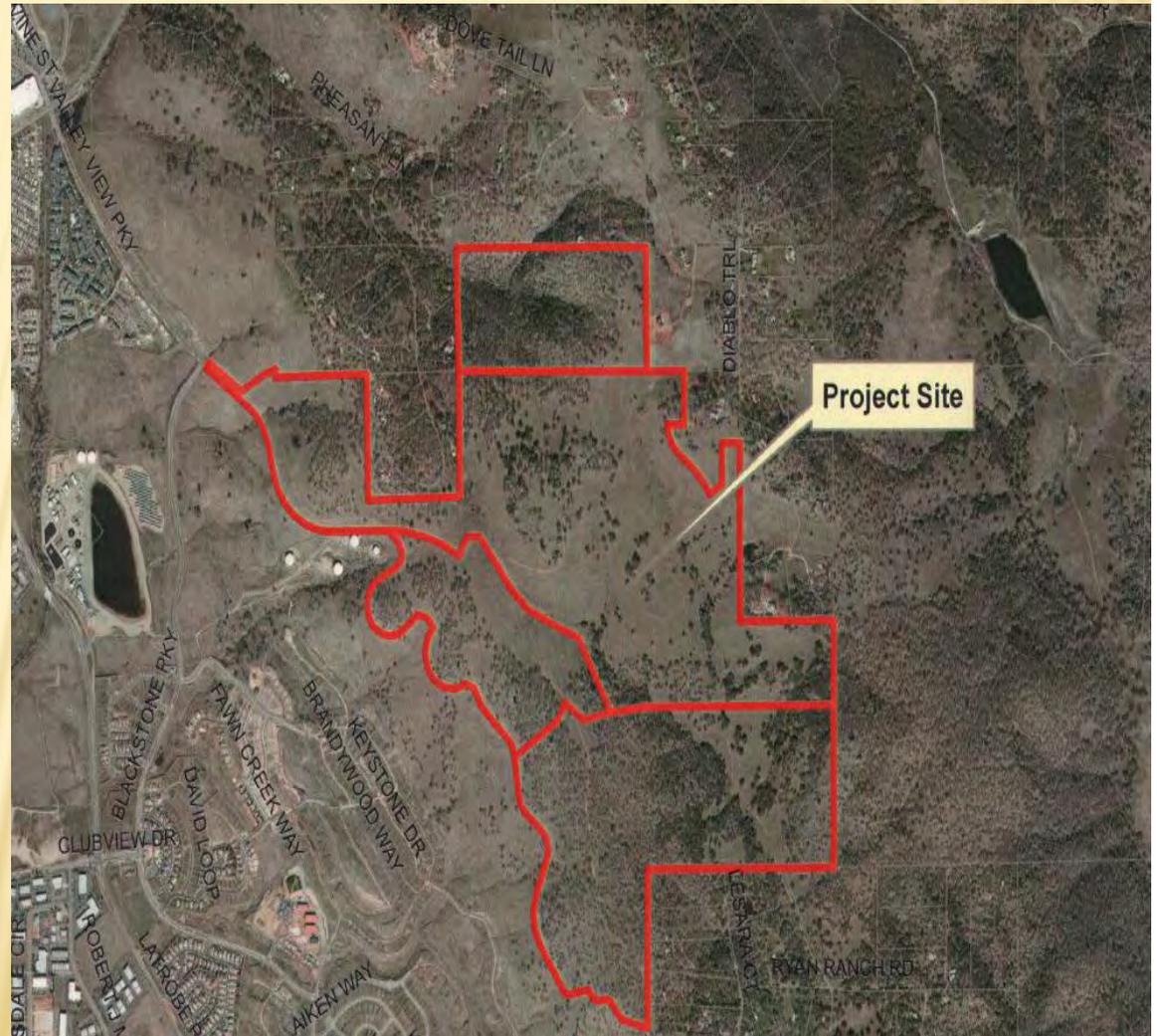




EAST RIDGE VILLAGE TENTATIVE SUBDIVISION MAP DETAILS

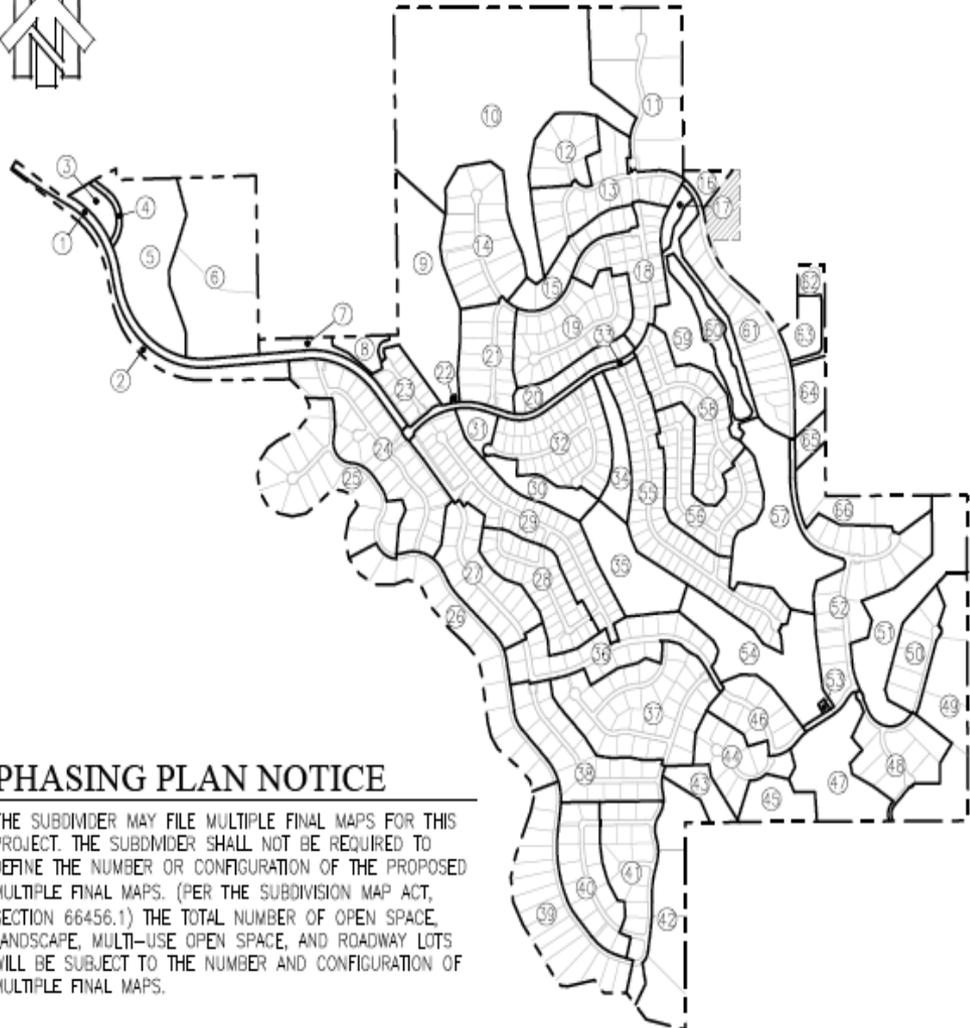
PROJECT LOCATION

- El Dorado Hills, south of Hwy 50, southeast of Valley View Pkwy and Blackstone Parkway
- Within Valley View Specific Plan Area
 - East Ridge Village
 - Consists of four vacant parcels
 - Total acreage: 733
 - Surrounded by existing residential uses



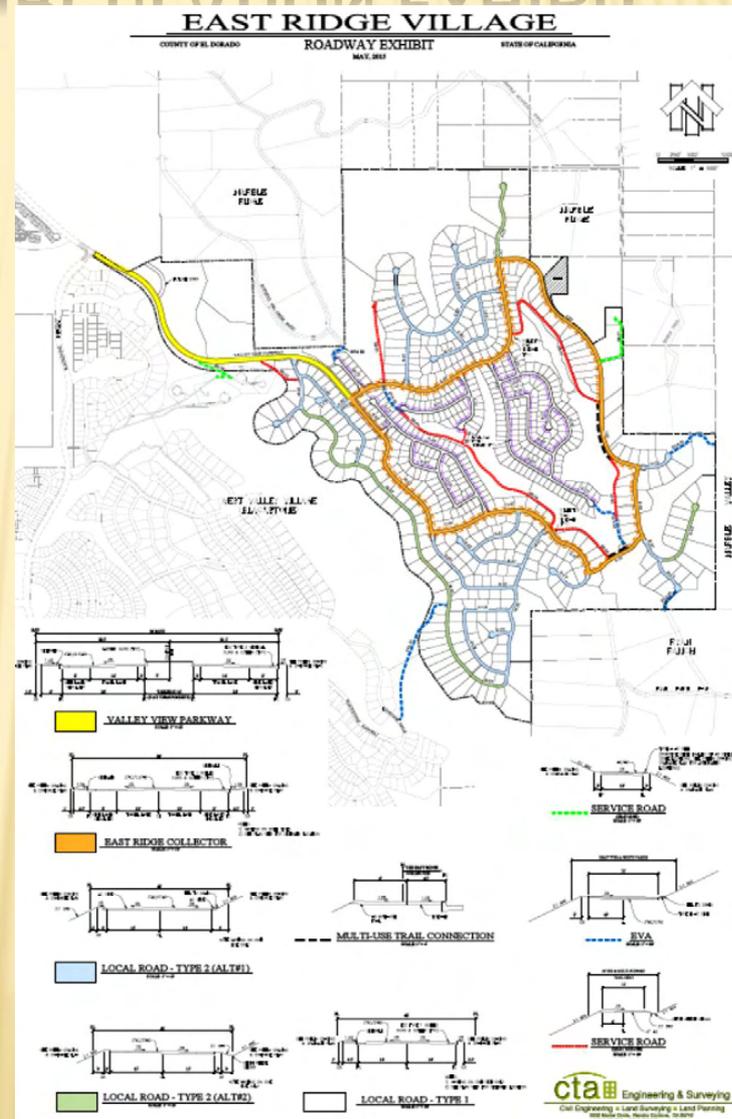
TENTATIVE MAP DETAILS

- **701 residential lots**
 - Size range: 8,470 sf to 13 acres
 - Custom
 - Semi-Custom
 - Production
- **Supporting Lots**
 - 13 Open Space
 - Two Park Lots
 - Utility Lots
 - Private Roadway Lots
- **66 large lots for financing and phasing purpose**



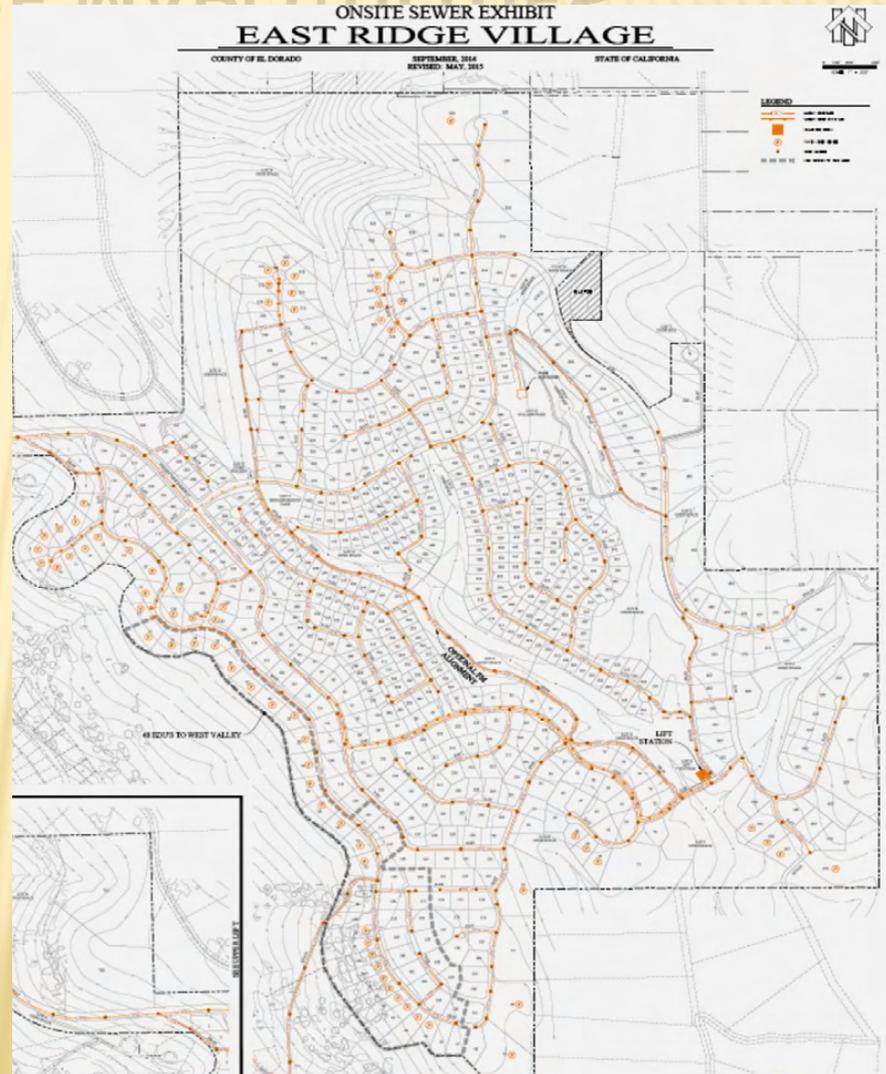
TENTATIVE MAP: CIRCULATION EXHIBIT

- Proposed roads are consistent with VVSP standards for East Ridge (with modifications under the Design Waivers)
- Public and private roads
- Emergency Vehicle Access (EVA)
- Service Roads/Trails and sidewalks (where needed) provided



TENTATIVE MAP: UTILITIES

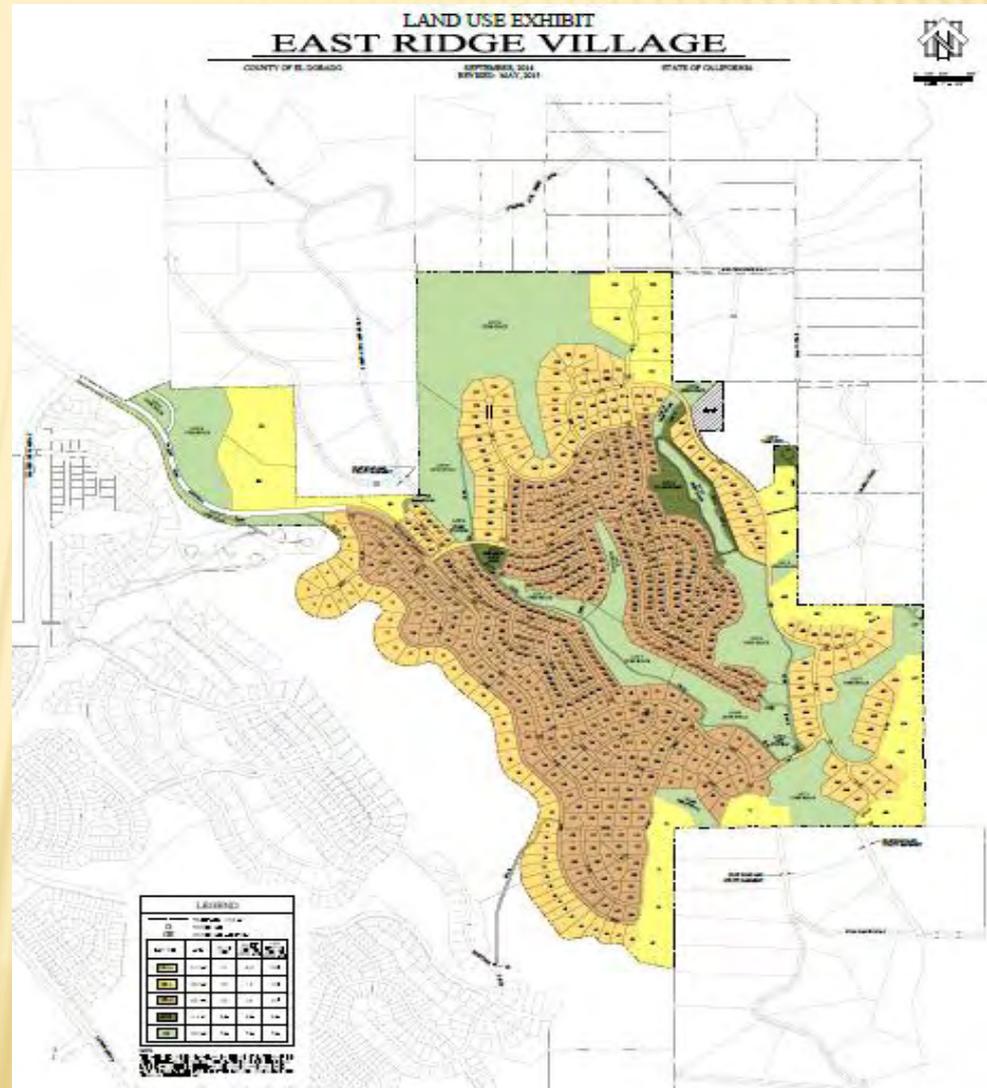
- Public Water and Sewer from El Dorado Irrigation District (EID)
- Adequate capacity and supply to serve the development
- Improve and connect to existing lines



TENTATIVE MAP: LAND USE DETAILS

➤ East Ridge Development Pattern

- Conforms with VVSP Land Use Plan for East Ridge
 - According to VVSP Land Use Designations
 - Estate Residential- Large Lot (ER-LL) (Yellow)
 - Estate Residential-2 du/ac (ER-2) (Orange)
 - Estate Residential-1 du/ac (ER-1) (Brown)
 - Open Space (Light Green)
 - Parks (Dark Green)
- Preserve areas with topographical constraints
- Avoids sensitive biological and cultural resources



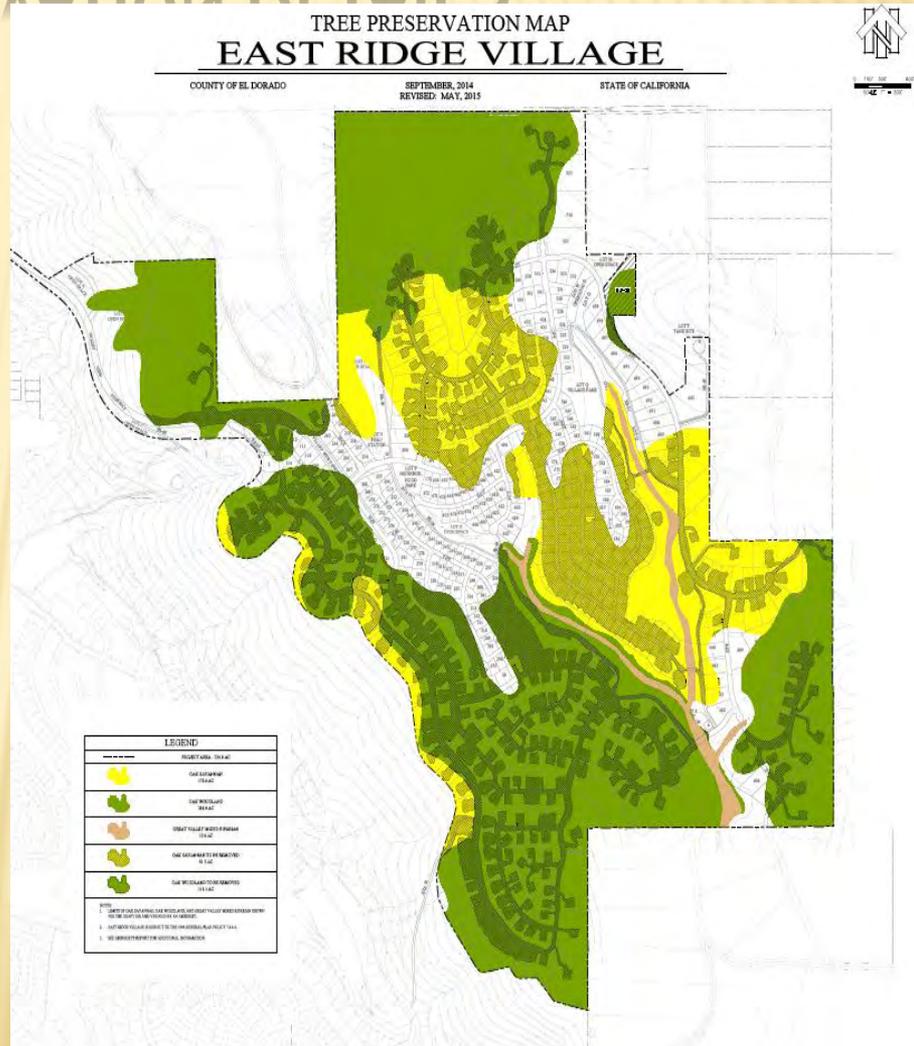
TENTATIVE MAP: LAND USE DETAILS

- East Ridge Development Pattern
 - Lot design: Primary Building Area (brown) and Transitional Open Space (green)
 - Establish limits of development and setbacks



TENTATIVE MAP: OPEN SPACE AND TREE PRESERVATION DETAILS

- Total of 448 acres open space
 - 204 acres of public/multi-open space
 - 244 acres of Transitional Open Areas
- 371 of 570 acres of oak canopy would be preserved
 - 79 acres of canopy to be replanted



CONSISTENCY

- **As analyzed East Ridge Village Tentative Subdivision Map is found to be:**
 - **Consistent with:**
 - Applicable Policies of General Plan
 - Applicable Policies and Standards of the Valley View Specific Plan (VVSP)
 - Requirements and Findings in the Subdivision Ordinance
 - **Exempt from California Environmental Quality Act (CEQA) under Section 15182 (Residential Project Pursuant to a Specific Plan)**
 - Subject to applicable mitigation measures in Mitigation Monitoring Reporting Program (MMRP) for the VVSP EIR
- **Conditions of Approval applied**

RECOMMENDATION

- Certify the project to be Statutorily Exempt pursuant to CEQA Section 15182
- Approve Tentative Subdivision Map TM14-1521 based on the Conditions of Approval
- Approve Design Waivers